

**BEFORE THE PLANNING COMMISSION
FOR
THE CITY OF BEAVERTON, OREGON**

After recording return to:
City of Beaverton, City Recorder:
4755 SW Griffith Drive
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR DESIGN
REVIEW TWO APPROVAL TO CONSTRUCT A
NEW DRIVE-UP WINDOW FACILITY AND
ASSOCIATED PARKING AND SITE
IMPROVEMENTS (WATERHOUSE COMMONS).
PARR FINANCIAL CORPORATION, APPLICANT.

) ORDER NO. 2323
) DR2013-0026 ORDER APPROVING
) WATERHOUSE COMMONS DESIGN REVIEW TWO
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The matter came before the Planning Commission on June 19, 2013, on a request for Design Review Two approval to construct a new drive-up window facility in the Community Service (CS) zone. The site is currently developed with two buildings. The proposal includes demolition of approximately 4,400 square-feet in floor area. The demolition would allow for circulation of drive-thru lanes. The new building, shown as Building C on the applicant's site plan, will remain at approximately 5,000 square-feet in size, and will be designed to suit the new drive-up use. The subject site is located on the north side of SW Regatta Lane and south side of SW Walker Road, between SW Schendel Avenue and SW Outrigger Terrace. The site is identified as Tax Lot 2000 on Washington County Tax Assessor's Map 1S1-05BA. The site is approximately 3.02 acres in size.

Pursuant to Ordinance 2050 (Development Code), Sections 50.15.2 and Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated June 12, 2013, and based on the additional findings made by the Planning Commission through the course of the hearing and the findings contained therein, as applicable to the approval criteria contained in Section 40.20.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2013-0026** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated June 12, 2013, and subject to the conditions of approval, as follows:

1. In accordance with Section 50.90.1 of the Development Code, Design Review Two approval shall expire 2 years after the date of approval unless, prior to that time, a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension has been filed, pursuant to Section 50.93 of the Development Code. In the case of phased development, each phase must be commenced within 2 years of completion of the prior phase, in accordance with Section 50.90.3.B of the Development Code. (Planning/CP)

A. Prior to issuance of a site development permit, the applicant shall:

2. Submit plans showing two (2) additional bicycle parking spaces on site, for a total of six (6) bicycle parking spaces. Specifications shall be provided for the new bicycle rack. (Planning Div./CP)
3. Submit plans showing a barrier fence at the eastern edge of the drive-through lanes, immediately north of the pedestrian crossing. The fence shall extend from the southern wall of Building C to the pedestrian walkway. Pedestrian crossing signage shall be provided within the adjacent landscape island. (Planning Div./CP)

4. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./WKP)
5. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./WKP)
6. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./WKP)
7. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality) facility, and emergency/common access way paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./WKP)
8. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./WKP)
9. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District for any public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./WKP)
10. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./WKP)
11. Submit plans for erosion control per requirements adopted by DEQ and Clean Water Services. (Site Development Div./WKP)
12. Provide a detailed drainage analysis of the subject site and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site. (Site Development Div./WKP)

13. Submit to the City a certified impervious surface determination of the entire proposed project by the applicant's engineer, architect, or surveyor. The certification shall include an analysis and calculations of all impervious surfaces as a total on the site and those off-site. Specific types of impervious area totals, in square feet, shall be given for buildings, parking lots/driveways, sidewalk/pedestrian areas, storage areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area for both on-site and for the public street improvements off-site. (Site Development Div./WKP)
14. Pay storm water system development charges for overall system conveyance for any net new impervious area proposed. Pay a storm water quality (summer treatment) in-lieu of fee for any new area determined by the City Engineer not practical to provide treatment. Pay a storm water quantity (winter detention) for net new impervious area proposed in lieu of a constructed facility. (Site Development Div./WKP)
15. Provide plans for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. All utility services to the site shall be provided underground. (Site Development Div./WKP)
16. Any work proposed within the right-of-way of SW Walker Road will require a ROW permit. Contact Washington County Operations at (503) 846-7639. (Washington County/NV)
17. Submit plans showing:
 - a. Where required, fire apparatus access roadway curbs shall be painted red and marked "NO PARKING FIRE LANE" at approved intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background. (OFS 503.3) Painted curbing will be required at the new curbing. Specifically, at the entry to the drive through adjacent to Building B and the exit of the drive through that is adjacent to the handicap parking stalls in front of Building C. (TVF&R/JF)

B. Prior to building permit issuance, the applicant shall:

18. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./WKP)

19. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./WKP)
20. The proposed project shall comply with the State of Oregon Building Code in effect as of date of application for the building permit. This currently includes the following: The 2009 edition of the International Building Code as published by the International Code Conference and amended by the State of Oregon (OSSC); The 2009 edition of the International Residential Code as published by the International Code Conference and amended by the State of Oregon (ORSC); 2009 International Mechanical Code as published by the International Code Council and amended by the State of Oregon (OMSC); the 2009 edition of the Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials and amended by the State of Oregon (OPSC); the 2011 edition of the National Electrical Code as published by the National Fire Protection Association and amended by the State of Oregon; and the 2009 International Fire Code as published by the International Code Council and amended by Tualatin Valley Fire and Rescue (IFC). (Building Div./BR)
21. Projects involving new buildings and additions are subject to System Development fees. A list of the applicable fees is available at the Building Division counter or may be printed from the Forms/Fee Center at www.beavertonoregon.gov . (Building Div./BR)
22. The building code plans review can run concurrent with the Design Review (DR) and site development review. (Building Div./BR)
23. Addition of plumbing fixtures may require payment of sanitary sewer system development fees (credit is given to plumbing fixtures that are removed). (Building Div./BR)
24. Any businesses related to food preparation are required to have a grease trap/interceptor. The type and size are determined by the State Plumbing Code. Please contact the Fats/Oil/Grease (FOG) specialist for maintenance requirements (503) 526-3701. (Building Div./BR)
25. The proposed alterations to the building shall be accessible to persons with disabilities. (Section 1113, OSSC) (Building Div./BR)
26. The applicant should be aware that food service operations are required to be reviewed and approved by the Washington County Health Department for applicable health regulations. For more information, contact the Washington County Health Department at (503) 846-8722. (Building Div./BR)
27. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision

making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements for each phase are complete. (Planning / CP)

28. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements for each phase are complete. (Planning / CP)
29. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements for each phase are complete. (Planning / CP)

C. Prior to occupancy permit issuance, the applicant shall:

30. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./WKP)
31. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./WKP)
32. Have placed underground all affected existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./WKP)
33. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./WKP)
34. Have obtained a Source Control Permit (AKA Industrial Sewage Discharge Permit) from the Clean Water Services District and submitted a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./WKP)
35. Signage shall be provided for two (2) designated parking spaces in front of Building C if the tenant is a restaurant providing drive-up window service. (Planning Div./CP)
36. Install two (2) additional bicycle parking spaces on site, for a total of six (6) bicycle parking spaces. (Planning Div./CP)

37. Install a barrier fence at the eastern edge of the drive-through lanes, immediately north of the pedestrian crossing. The fence shall extend from the southern wall of Building C to the pedestrian walkway. Pedestrian crossing signage shall be installed within the adjacent landscape island. (Planning Div./CP)
38. Ensure all landscaping approved by the decision making authority is installed. (Planning Div./CP)
39. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning Div./CP)
40. Ensure that the planting of all approved trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Trees shall have a minimum caliper of 1-1/2 inches. Each tree is to be adequately staked. (Planning Div./CP)
41. Ensure all exterior lighting fixtures are installed and operational. Illumination from light fixtures, except for street lights, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane. Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. (Planning Div./CP)

D. Prior to release of performance security, the applicant shall:

42. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./WKP)
43. Submit any required on-site easements, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./WKP)
44. If a private storm water quality facility is provided on site: provide evidence satisfactory to the City of a post-construction cleaning, maintenance, and filter recharge/replacement per manufacturer's recommendations and a pre-paid service contract for a two year period from the date of performance acceptance

the site's proprietary storm water treatment systems by a CONTECH qualified maintenance provider as determined by the City Engineer. (Site Development Div./WKP)

Motion **CARRIED**, by the following vote:

AYES: Doukas, Maks, Nye, Winter, and Overhage.
NAYS: Nye.
ABSTAIN: None
ABSENT: Kiene and Stephens.

Dated this 27th day of June, 2013.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2323 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 5:00 p.m. on

Monday, July 8, 2013.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

Cassera Phipps
CASSERA PHIPPS
Assistant Planner

APPROVED:

Kim Overhage
KIM OVERHAGE
Chair

Steven A. Sparks
STEVEN A. SPARKS, AICP
Planning Division Manager